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34303  
QUITCLAIM DEED

I, KARIN WINTER of Amherst, Hampshire County, Massachusetts  
for consideration paid of less than ONE HUNDRED AND 00/100  
(\$100.00) DOLLARS

grant to THE KARIN WINTER REALTY TRUST under Declaration of Trust dated April 10,  
1992 and recorded in the Hampshire County Registry of Deeds in Book 3936, Page 319

with QUITCLAIM COVENANTS

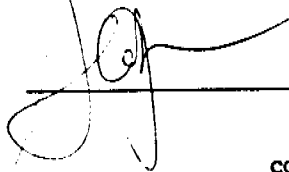
all of my right, title and interest in and to the land in  
Amherst, Hampshire County, Massachusetts, as bounded and de-  
scribed on Exhibit A annexed hereto and made a part hereof.

SUBJECT to real estate taxes, assessments and all municipal  
charges.

SUBJECT to restrictions and easements of record, if any.

BEING the premises conveyed to KARIN WINTER herein by deed of H.  
Henning Winter a/k/a H. H. Winter dated October 21, 1988 and  
recorded with the Hampshire County Registry of Deeds Book 3277,  
Page 151

EXECUTED as a sealed instrument this 10th day of April, 1992.



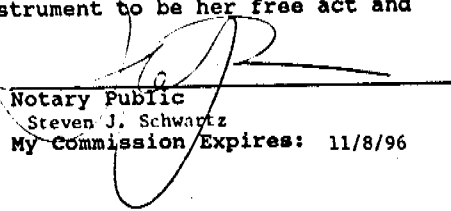
Karin Winter  
Karin Winter

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

April 10, 1992

Then personally appeared the above-named Karin Winter and  
acknowledged the foregoing instrument to be her free act and  
deed, before me.

  
Notary Public  
Steven J. Schwartz  
My Commission Expires: 11/8/96

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Exhibit "A"

The land in Amherst, Hampshire County, Massachusetts shown as Parcel 4 on a Plan entitled "Plan of Land in Amherst, Massachusetts belonging to Anthony E. and Mary G. Conklin dated April 24, 1969" prepared by William L. Clark, P.E. and recorded with the Hampshire County Registry of Deeds at Plan Book 73, Page 78 being more particularly bounded and described as follows:

BEGINNING at an iron pin on the south side of Elm Street as shown on said plan at the northeast corner of the parcel herein described; thence S. 01° 45' 00" E. by land now or formerly of William S. and Henrietta H. Martindale a distance of 170.31 feet, more or less, to an iron pin at land now or formerly of Clarence E. Gordon; thence S. 86° 28' 10" W. a distance of 29.03 feet, more or less, to a stone bound; thence S. 02° 29' 52" E. by land of said Gordon a distance of 85.04 feet, more or less, to an iron pin at land now or formerly of James B. and Grace D. Harrington; thence S. 88° 06' 02" W. by land of said Harrington a distance of 45.00 feet, more or less, to a point; thence N. 01° 59' 06" W. by land of parcel 3 a distance of 164.56 feet, more or less, to a point; thence N. 18° 20' 04" W. by land of parcel 3 a distance of 95.10 feet, more or less, to a point on the south side of Elm Street; thence N. 87° 52' 37" E. along the south side of Elm Street a distance of 100.72 feet, more or less, to an iron pin at the place of BEGINNING. Containing 17,590 square feet of land, more or less.

Being the same premises conveyed to Karin Winter by deed of H. Henning Winter a/k/a H. H. Winter dated October 21, 1988 and recorded with the Hampshire County Registry of Deeds in Book 3277, Page 151.

14 Elm Street, Amherst, MA

Hampshire ss December 15 1992 at 10 o'clock and 49 minutes A.M. Rec'd ent'd and  
(MONTH) (DAY)  
exam'd with Hampshire Reg. of Deeds, Book 4110 Page 237

Attest \_\_\_\_\_

REGISTER